

from the rent each month for the second twelve months. Any and all other, additional or further cost or expense of such changes, repairs, renovations, etc., shall be borne and paid by the Lessees.

The Lessees agree, without any previous demand therefor, to pay the monthly installments of said rent on the first day of each and every calendar month as aforesaid, and that the Lessor shall have a lien upon all the property of the Lessees placed in said premises or building to secure the payment of said rent. And the Lessees further agree that at any time any or either of said installments may or shall become thirty days past due and unpaid, or if default be made in any of the covenants herein, the Lessor may take possession of said premises without notice or proceedings of any kind, and the entire rent for the whole unexpired term of this lease shall at once become due and payable, and the Lessees will immediately vacate the premises. The installment due March 1st, 1929, or rent for the month of March, 1929, is hereby acknowledged by the Lessee as being paid upon the execution and delivery of this lease, and as a part of the consideration hereof.

It is further understood and agreed that the premises herein are leased and rented by the Lessor, and hired and rented by the Lessees, for the sole purpose of operating a Restaurant or Cafe, and that the Lessees shall not operate nor allow the same to be used for any other purpose or purposes, nor assign or transfer this lease for the whole or any portion of the term, nor sub-let the whole or any part of the premises, without the written consent of the Lessor first endorsed upon this lease. Such action on the part of the Lessees shall immediately terminate this lease without notice, and also shall the same be terminated at the option of the Lessor should the Lessees fail in business, go or be put into Bankruptcy or in the hands of a receiver.

The Lessees further agree to keep and maintain the premises in a clean and sanitary condition and in conformity with the rules and regulations of the Greenville City and South Carolina Health Department, and as to him so wise constitute a nuisance. That all fumes, odors, gases, and smoke of whatsoever kind or nature shall be sufficiently and properly disposed of so as not to be obnoxious,

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annoying or disagreeable to adjoining tenants or the public.

It is further agreed that the Lessees will pay all water and light bills, keep in repair at their own costs all water and sewer pipes and fixtures and accessories used in connection therewith, and in the same manner keep in repair all light wires, conduits, fixtures, etc., and in like manner repair all parts of the premises that may get out of repair, except the roof which the Lessor agrees to keep in repair.

It is further agreed that any and all damages done to said premises, or any part thereof, by the negligence and carelessness of the Lessees, their agents, servants or employees, shall be borne and made good by the said Lessees, and all glass broken while the premises are in possession of said Lessees shall be replaced by them.

It is further agreed that the Lessor shall not be liable for any damage caused by water leaking through the roof, or otherwise, unless he shall not repair the same within a reasonable time after written notice to do so.

It is further agreed that the Lessor will furnish necessary and sufficient heat to comfortably heat the premises at all times between the hours of eight o'clock A.M. and six o'clock P.M.

It is further agreed that the Lessees will pay or reimburse the Lessor upon demand any and all increase in insurance premiums resulting from any increased rate caused by the operation of the premises as a Restaurant or Cafe.

It is further agreed that at the end of the term of this lease, or upon a sooner determination hereof, the Lessees will quit and surrender the said premises in as good condition as they found them, damage by ordinary and careful use thereof, and by the elements, excepted. Provided that if the premises are so injured or destroyed as to render them unfit for occupancy, then this lease may be terminated by either party hereto. All permanent fixtures attached to the premises by the Lessees shall remain with and upon the premises at the expiration or termination of this lease as the property of the Lessor.

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